

## **SECTION 5 - REMAINDER OF AREA EAST OF INTERSTATE 805 TO INTERSTATE 15**

This section of the river is dominated by high-quality habitats including open water, mature riparian woodland, marshes and sandbars. The major portion of the floodway in this section is in City ownership, most of which is owned by the Water Utilities Department. Only a small portion of the floodway is in private ownership.

A compensation area for the Centerside development has been established within the floodway just west of Milly Way. This compensation program involved the conversion of uplands to wetlands and the preservation of riparian woodland.

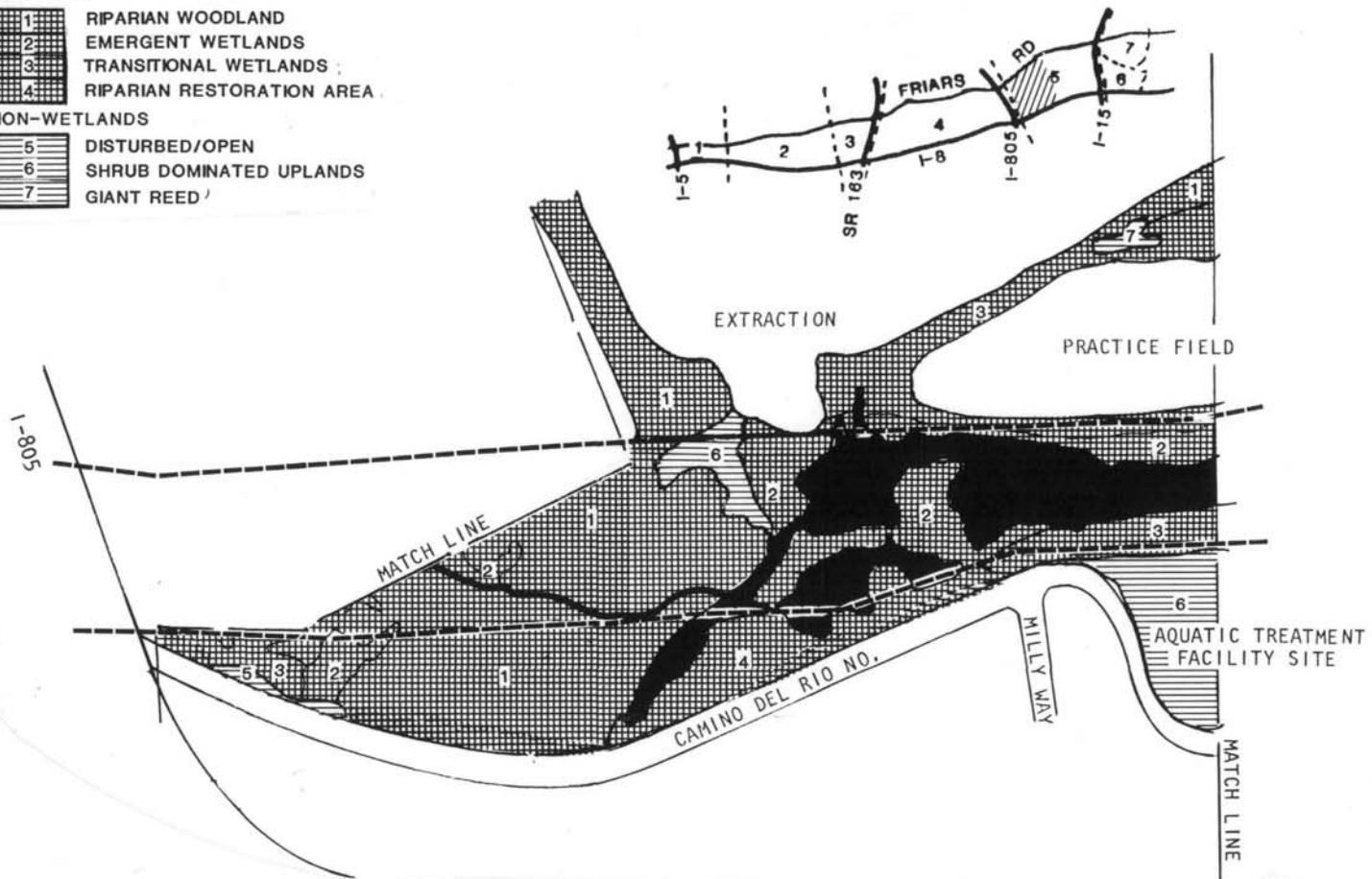
Preliminary plans for development on the property adjacent to the Stadium (shown as (3) on Figure 18) include the retention of wetlands in and adjacent to the floodway. If the extension of Milly Way across the river is a condition of approval for this project, then compensation for the loss of wetlands due to the river crossing will be required as part of the project. Compensation for the loss of wetlands on site or associated with the Milly Way bridge should take the form of conversion of nonwetlands or improvement of low-quality or disturbed wetlands within or adjacent to the floodway on the property.

The City Water Utilities Department owns property outside the flood-way both east and west of Milly Way. The area west of Milly Way supports mainly mature riparian woodlands. The area east of Milly Way supports transitional wetland vegetation. An experimental water reclamation plant will be constructed on a portion of the utilities property just north of Camino del Rio and south of the Stadium (see Figures 17 and 19). This plant is expected to be in operation for three years. Use of this property after the three-year period has not been determined.

The City is presently considering options for development on City lands, including the Stadium parking lot, in this area. Consideration of wetlands must be a part of any future development plans. The floodway in this section is designated for conservation due to the quality of the existing wetlands. The only improvement which should occur within the floodway is the creation of a flood-control channel. Channel design should replace an equal quantity of wetlands. Wetlands, particularly the mature woodland, should be preserved wherever possible. Opportunities for creating additional wetlands include the recovery and conversion of lands 1) at the water reclamation site; 2) at the southerly end of the stadium parking lot; and 3) the practice field or the undeveloped area east and west of the practice field. First priority will be given to use of water utilities land as mitigation for development of the stadium properties, and second priority to other City projects. As a last priority, the land could be used to compensate for private development if it is demonstrated that the land will not be required for first or second priority projects, and adequate arrangements are made with the Water Utilities Department.

In the past, a 50-foot-long pilot channel was created from I-15 westward to carry storm waters. If future clearing of vegetation is needed in the absence of a permanent flood-control channel, mitigation will be required.

- FLOODWAY ZONE BOUNDARY
- OPEN WATER
- ▨ WETLANDS
  - 1 RIPARIAN WOODLAND
  - 2 EMERGENT WETLANDS
  - 3 TRANSITIONAL WETLANDS
  - 4 RIPARIAN RESTORATION AREA
- ▨ NON-WETLANDS
  - 5 DISTURBED/OPEN
  - 6 SHRUB DOMINATED UPLANDS
  - 7 GIANT REED



N  
SECTION 5A



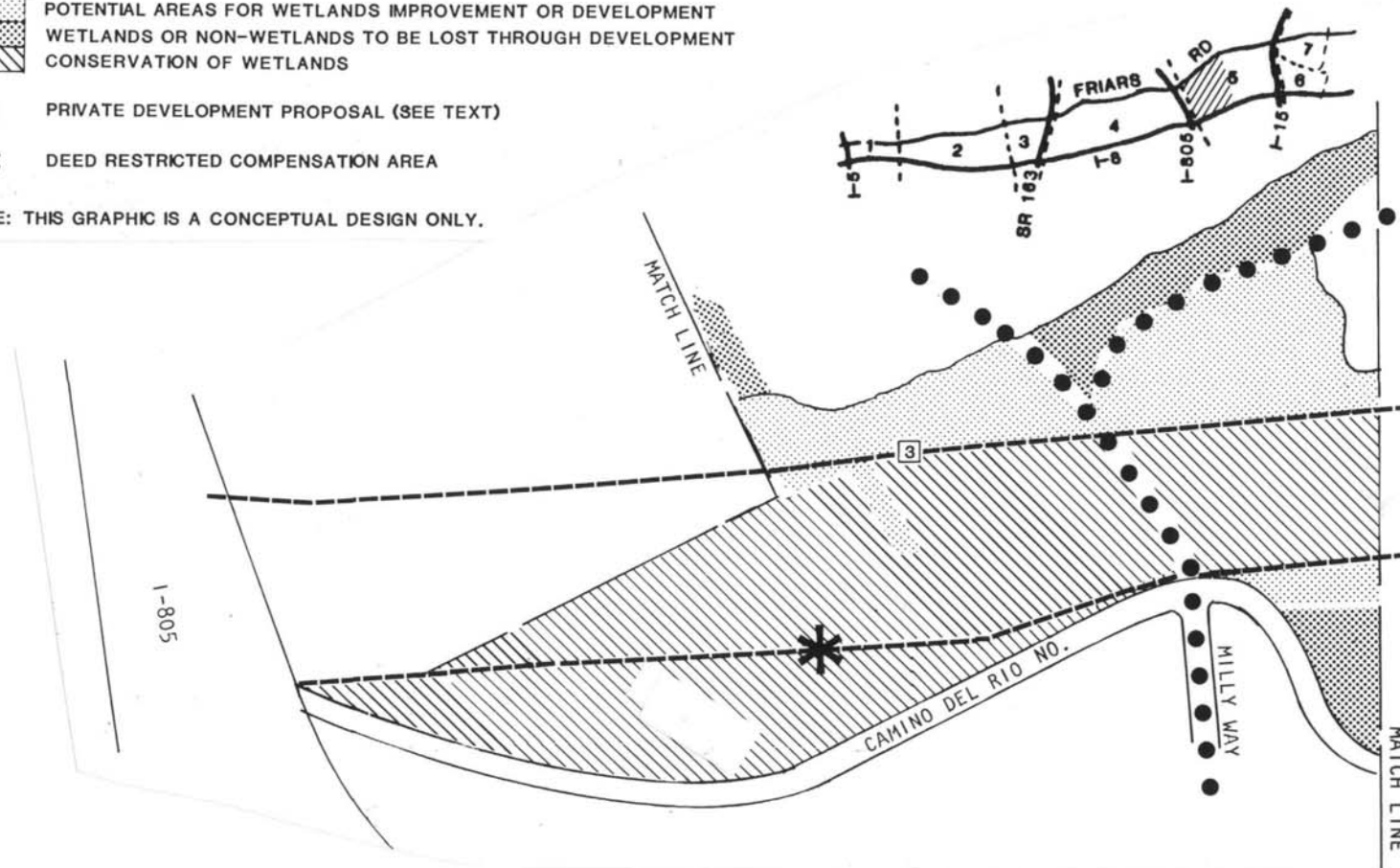
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# EXISTING HABITATS - GENERALIZED MISSION VALLEY COMMUNITY PLAN

FIGURE  
17

- FLOODWAY ZONE BOUNDARY
- ● ● PROPOSED ROAD
- [Pattern: Dotted] POTENTIAL AREAS FOR WETLANDS IMPROVEMENT OR DEVELOPMENT
- [Pattern: Diagonal Lines] WETLANDS OR NON-WETLANDS TO BE LOST THROUGH DEVELOPMENT
- [Pattern: Horizontal Lines] CONSERVATION OF WETLANDS
- [3] PRIVATE DEVELOPMENT PROPOSAL (SEE TEXT)
- \* DEED RESTRICTED COMPENSATION AREA

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



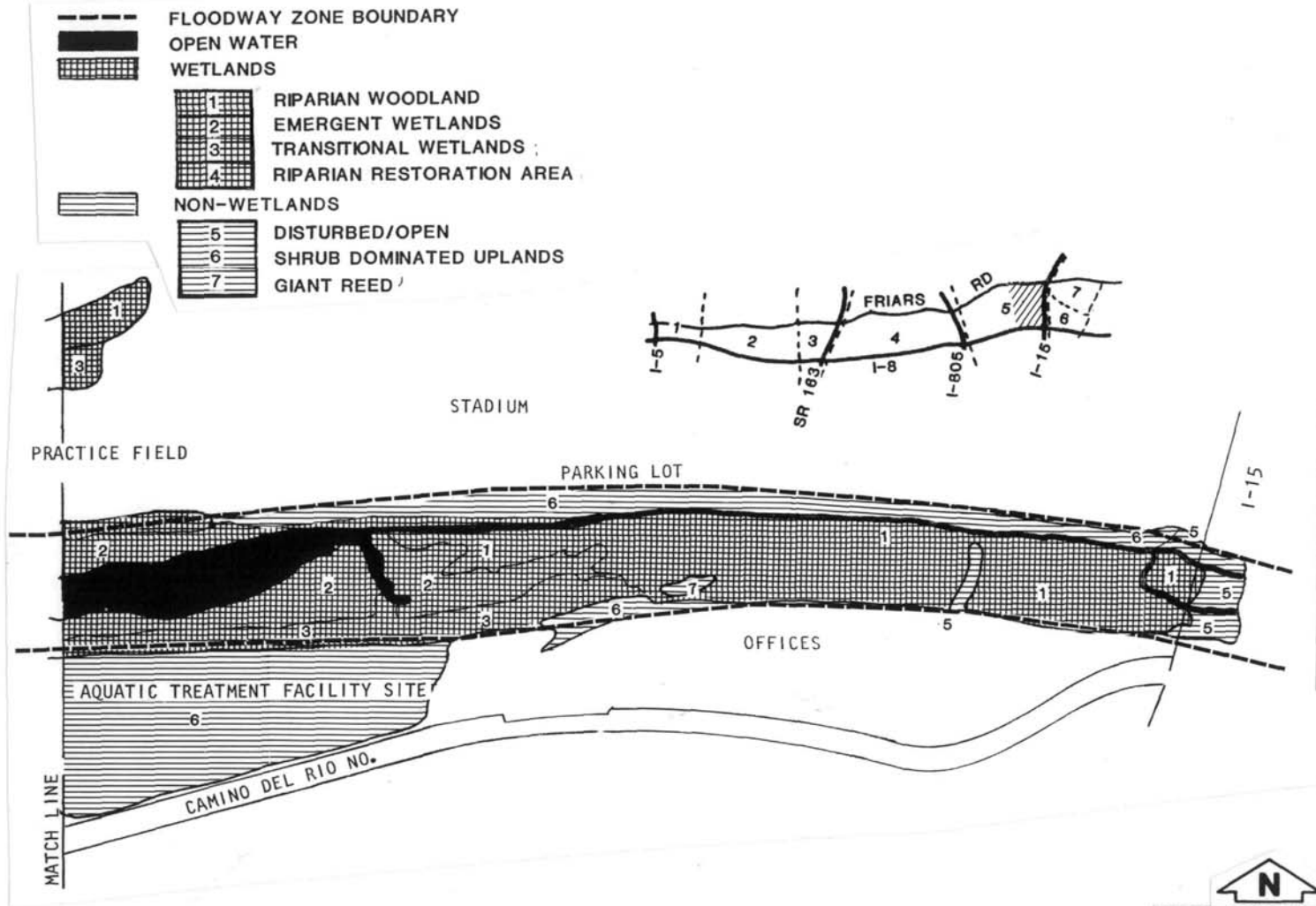
**N**  
SECTION 5A

# FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS MISSION VALLEY COMMUNITY PLAN

FIGURE  
18



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**N**  
**SECTION 5B**

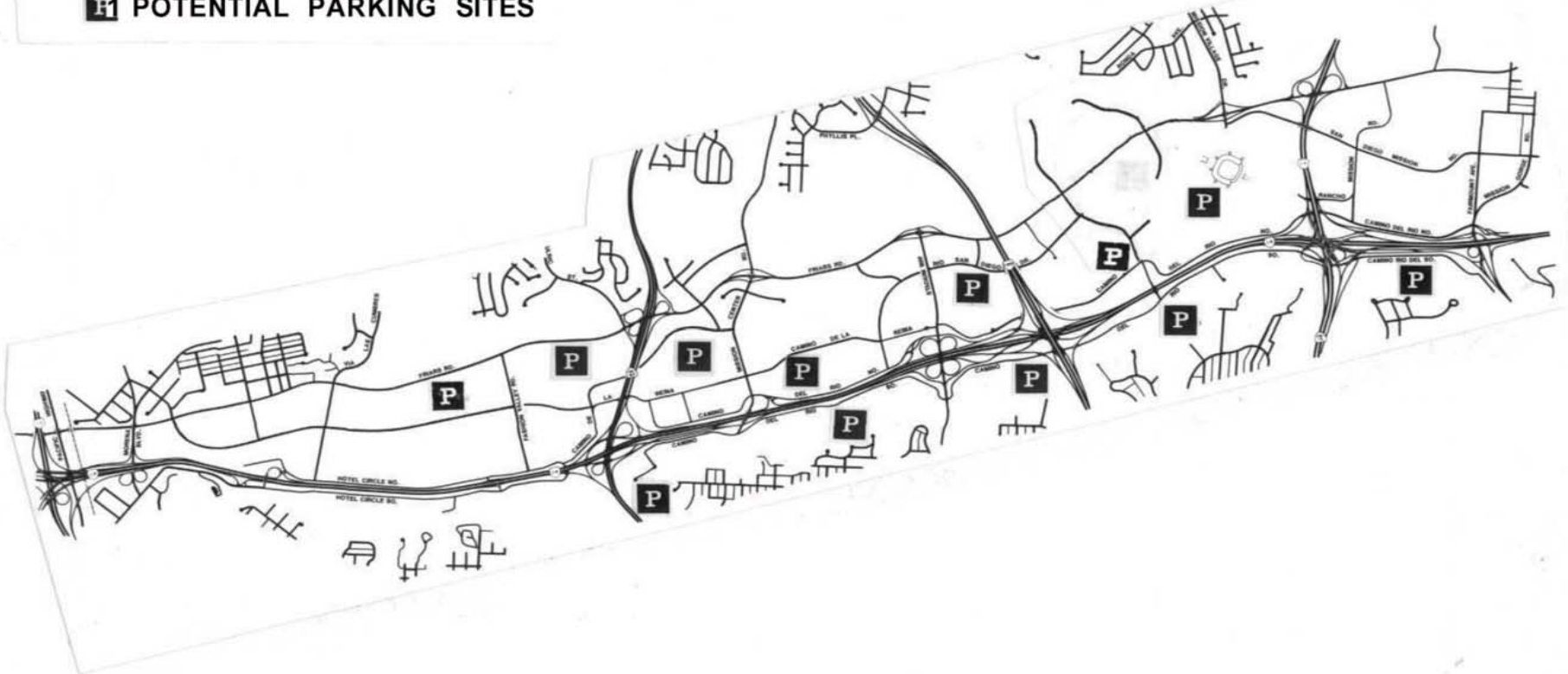
# **EXISTING HABITATS - GENERALIZED** **MISSION VALLEY COMMUNITY PLAN**

**FIGURE**  
**19**



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**P1 POTENTIAL PARKING SITES**



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**CONSOLIDATED PARKING AREAS**  
**MISSION VALLEY COMMUNITY PLAN**



FIGURE  
**20**

## **SECTION 6 - INTERSTATE 15 TO SAN DIEGO MISSION ROAD**

This section of the floodway is characterized by high-quality open water and riparian woodland habitats with disturbed areas on the periphery. Paved parking lots encroach into the floodway in the northwestern and southeastern portion of the section. CALTRANS is presently improving the I-8/I-15 Interchange on the south side of the river. To compensate for the loss of wetlands associated with those improvements, CALTRANS has converted an upland area on the north side of the river into a wetland restoration area in the north central portion of this section. The revegetation effort in the restoration area emphasized the planting of cottonwood trees with a fewer number of sycamores and willows.

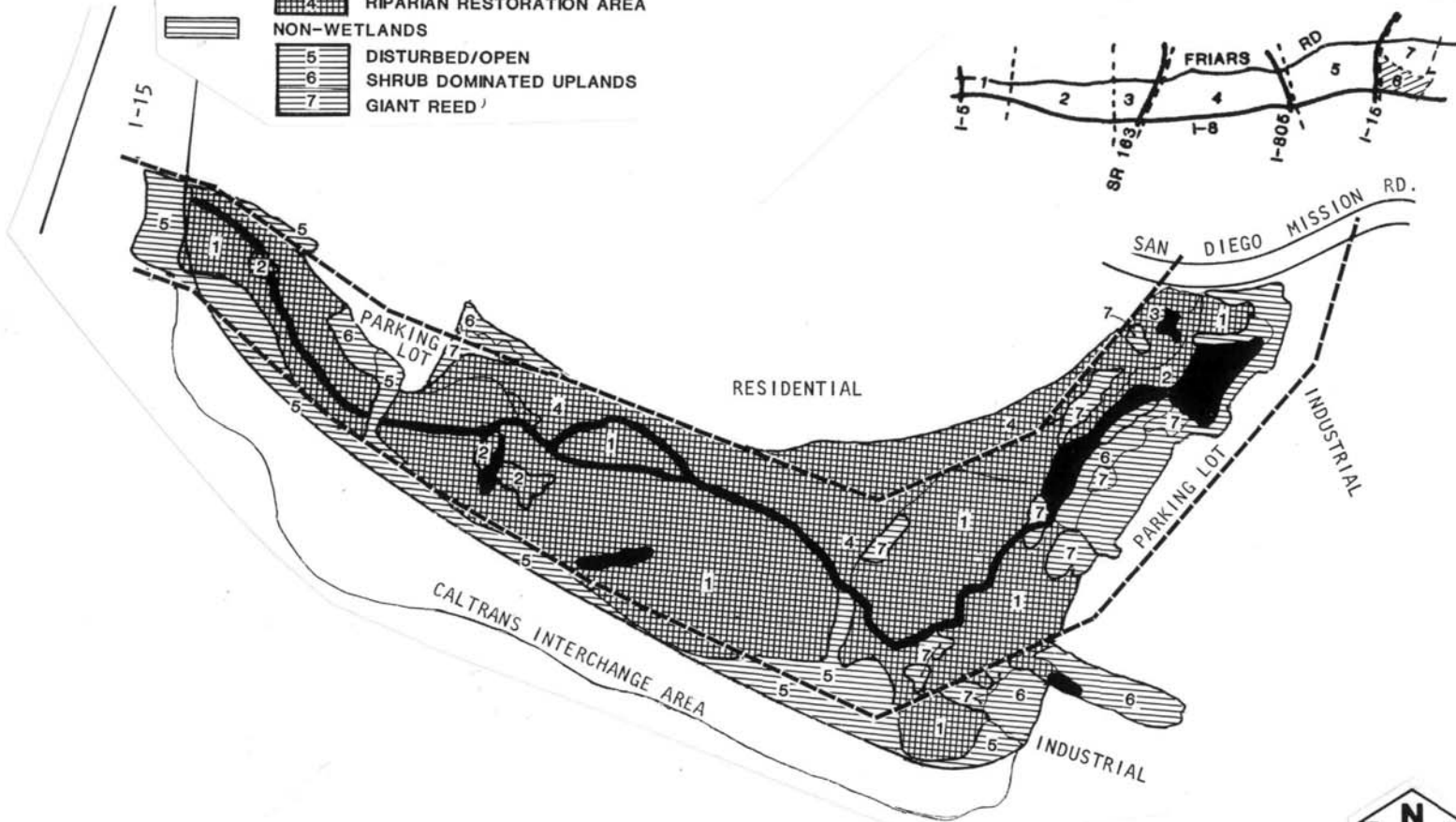
The construction of Camino del Rio North from I-15 to Fairmount Avenue and the Rancho Mission Road bridge are planned improvements in this area and would eliminate wetlands habitat. Off-site compensation for Camino del Rio and the Rancho Mission Road bridge will occur on city-owned land in the western portion of Mission Valley.

The disturbed nonwetlands areas adjacent to the parking lots are potential areas for conversion to wetlands. The remainder of the area contains wetlands of relatively high quality and should be conserved. These areas are not available as mitigation sites.

**TABLE 6  
WETLANDS ACREAGE IN SECTION 5**

	Existing Wetlands	Projected Loss of Floodway	Land Potentially Available for Habitat Improvement or Conversion	Conservation of Wetlands
Total wetlands	64	27	27	35
Open water	12			
Freshwater marsh	10			
Riparian woodland	30			
Transitional wetlands	9			
Restoration area	3			
Nonwetlands	19			

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- OPEN WATER
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- ▤ NON-WETLANDS
  - 5 DISTURBED/OPEN
  - 6 SHRUB DOMINATED UPLANDS
  - 7 GIANT REED



N  
SECTION 6

# EXISTING HABITATS - GENERALIZED MISSION VALLEY COMMUNITY PLAN

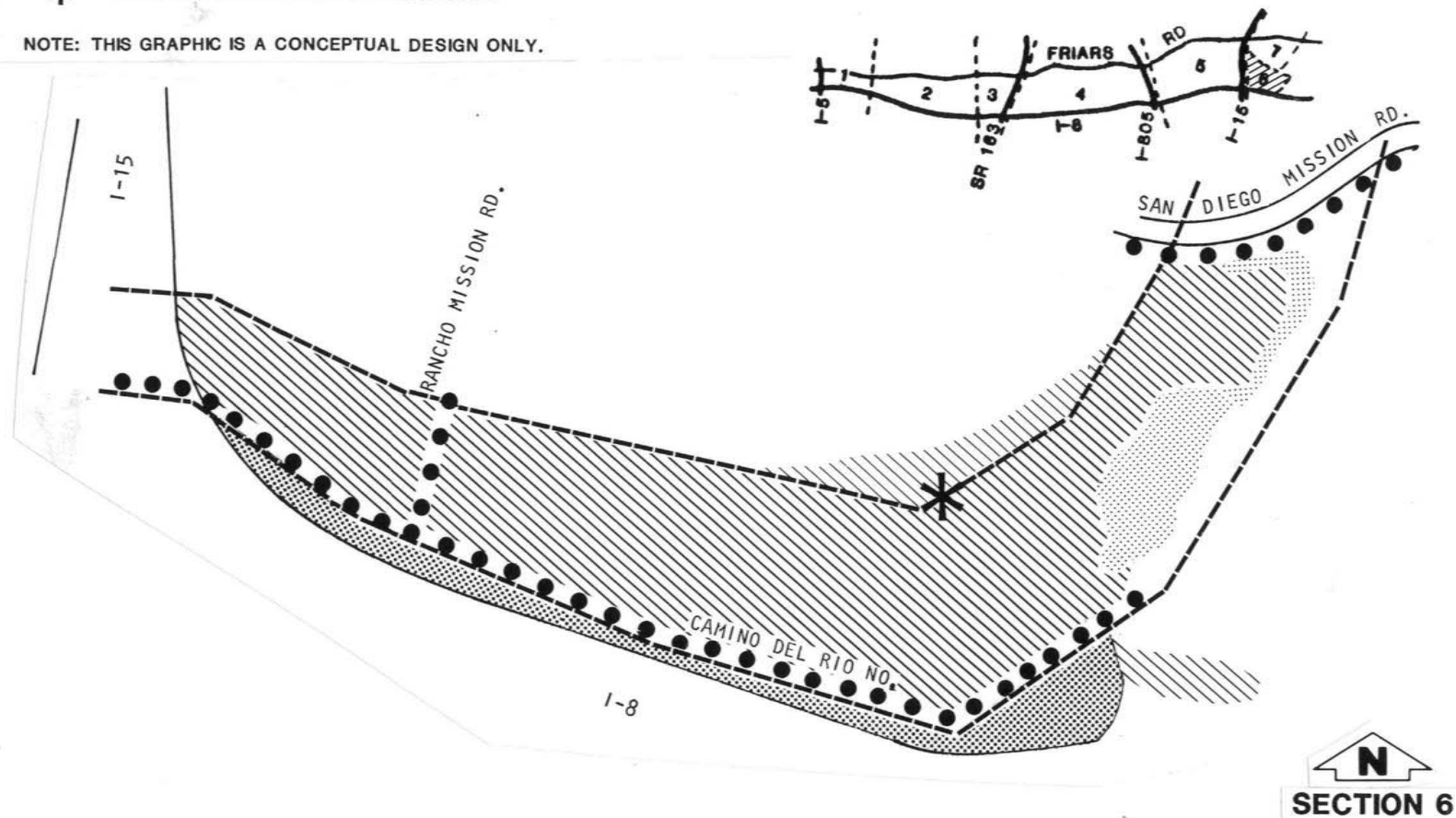
FIGURE  
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- FLOODWAY ZONE BOUNDARY
- ● ● PROPOSED ROAD
- [Stippled Box] POTENTIAL AREAS FOR WETLANDS IMPROVEMENT OR DEVELOPMENT
- [Diagonal Lines Box] WETLANDS OR NON-WETLANDS TO BE LOST THROUGH DEVELOPMENT
- [Cross Symbol] DEED RESTRICTED COMPENSATION AREA

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



# FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS MISSION VALLEY COMMUNITY PLAN



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FIGURE  
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